

South Los Angeles Industrial Tract BID
Board of Directors Meeting
October 28, 2011 at 11:00 am
655 E. Florence

In Attendance: Duke Dulgarian, Steve Stone, Matt Mullen, Greg Goodman, Barry Croxen, Raleigh Waller, Oscar Avina, Susan Levi, Diana Esparza

- I. Meeting called to order at 11:07 am
- II. Introductions – n/a
- III. Approval of Minutes – **Minutes approved by Goodman/Croxen unanimous.**
- IV. Public Comments – Dulgarian reported that he recently attended a meeting, where he ran into Matthew Karatz, the Deputy Mayor of economics and business policy. Karatz is a big supporter of Business Improvement Districts, and wants to do what he can to help BIDs in the area. Dulgarian added that Linda, his business team rep, said she would be present at the next board meeting. Croxen asked what ways would Karatz be able to help the BID, Dulgarian responded that the BID could request help with infrastructure problems. Stone asked if the BID could ask them to pay for tree trimming services, or ask them to make monetary contributions to the BID? Levi responded that the Board could ask Linda when she comes to the next Board Meeting. Levi stated that trees are currently on a 25-year cycle, and that the city will not trim trees until they are scheduled to do so. Mullen commented that anything the BID can get from Karatz and his team would be great. Dulgarian asked the Board to email him their wish lists, so that he could forward it to Levi - the BID has paid its dues, it's time to begin requesting assistance from the City.
- V. Security Update- Levi reported that there is a big problem with illegal car sales on Avalon, and that she is currently doing her research on getting 1-hour parking signs installed. If she is able to obtain them, this should get rid of the problem altogether. Avina reported that security cameras are making a huge difference in the BID; they have been very helpful to LAPD as well as to the SLAIT security team. Cameras have been used to catch many burglary and vandalism suspects, as well as other criminals. Avina gave the Board a couple of examples - he stated that cameras recently taped a man hitting a woman; the man was eventually caught by police and taken into custody. Avina later found out that the man ended up taking a deal because of the strong evidence that was caught on camera. Avina also stated that another man was taped keying one of his tenant's cars; police were able to track him down and take proper action due to camera footage. Avina asked Mullen for permission to place no-parking signs in front of his property, since it makes it easier to keep the wrong people away. Mullen stated that would be fine with him, but to inform him when signs would be posted. Avina stated that he would give Mullen a couple days notice. Goodman asked Avina about the gate on 59th St., Avina responded that some guy had broken it. Levi asked Avina to give Smartwave a call to have someone come out and fix it.

- VI. Revised Budget- Levi informed the Board that the BID received additional assessment funds from the city, and that she has updated the budget. The BID is going to be a few thousand dollars short in January, but all in all, the outlook is better than what was previously expected. The BID should start receiving 2012 assessment funds by the end of January, which will get everything back on track. Stone asked if Levi could email him the list of delinquencies, Levi responded that she would email the list to all. Dulgarian asked the Board if they had any other comments or suggestions about the budget? Goodman asked if they could discuss tree pruning, Levi responded that she had shopped around, and that Professional Tree Service was the lowest quote submitted. Board members asked if the tree pruning was included in the update version of the budget, Levi responded that the updated version included the tree service. Stone asked if they could name the revised budget? **Motion to name the updated budget “Revised 10/28 budget” by Stone/Goodman unanimous.**
- VII. Tree Trimming – Levi reported that she requested a tree-trimming quote from Professional Tree Services for 81 trees, and that they quoted \$4,500 dollars for their services. Levi commented that this was the lowest quote she was able to obtain, and that she needed the Board’s approval to move forward with it. **Motion to approve Professional Tree Services’ quote at \$4,500 for 81 trees approved by Stone/Goodman unanimous.**
- VIII. Lancer Project Letter of Support –Levi stated that the CRA recently contacted Dulgarian, asking for the BID’s support of the Lancer Project. The neighborhood council submitted a letter that they hope the Board would approve, but since the Lancer Project is not within the BID boundaries, Levi feels it is best to not take a stance. After reviewing the letter, the Board collectively agreed that they do not feel it is their responsibility to take a side, and would like to remain neutral. **Motion to take a neutral stance in the Lancer Project matter by Stone/Mullen unanimous.**
- IX. Annual Meeting – Levi stated that Subway was served at last year’s annual meeting, but since no one besides Board Members had attended, she wanted to know if the Board still wanted to serve lunch? Croxen stated that the BID should still serve lunch even if it’s something small, Stone agreed and stated that they should have something just in case anyone does show up. Levi asked the Board if they were okay with Subway and refreshments, all Board Members agreed that that would be fine.
- X. Next Meeting Date – Levi asked the Board if they could meet the first week of December for the annual meeting, all of the Board members present agreed that December 6th would work for them. Next meeting is scheduled for December 6th at 11:30 am.
- XI. Meeting adjourned at 11:41 am